COMMERCE

Five-Year Pro Forma Statement

Five-Year Financial Operating Pro Forma for Community Facilities

Project Name:

Year	Income	Operating expense*	Replacement reserve**	Net income available for debt service	Debt service	Net operating income***	Debt coverage ratio****
Projected annual increase							
1							
2							
3							
4							
5							

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* Include all such expenses as wages, utilities, supplies and snow removal. Consider an annual percentage increase of 2%.

** Consider an annual percentage increase of 3%

***Net Operating Income = Income - Operating expenses. Consider an annual percentage increase of 3%

***Debt Coverage Ratio = Net operating income / debt service